

What is a C-1 Zone?

The C-1 or Neighborhood Commercial zone applies to areas easily accessible and useful for retail, service and administrative uses that facilitate the day-to-day needs of Los Gatos residents.

How can I find out the zoning requirements for my property?

You may contact the Town of Los Gatos Community Development Department. Please supply the following information:

- Street address
- Nearest cross street
- Assessor's Parcel Number (APN number) if available

What are the permitted uses in the C-1 zone?

The following uses are permitted:

- Retailing
- Personal service businesses and service businesses necessary for the conduct of households
- Office uses
- Limited manufacturing uses when the majority of sales are made, on site, to the ultimate consumer
- Approved uses permitted in the Commercial-Industrial (LM) zone before February 1, 1993. However, any change of use must comply the C-1 zone requirements

Examples of proper C-1 uses:

Grocery stores, Drugstores, Launderette agencies, Dry cleaning agencies, Barbershops, Appliance repair shops, Office.

Note:

Uses that will unreasonably interfere with nearby residential uses are not allowed in the C-1 zone.

Example of improper C-1 uses:

Vehicle service and sales, Manufacturing, Laundry, Wholesaling, Palmist, Soothsayers

*Additional uses may be allowed if a **Conditional Use Permit (CUP)** is approved. Please contact the Community Development Department for further information.

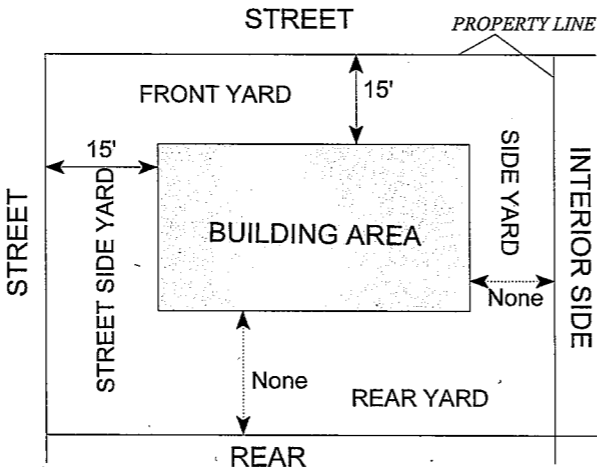
Is there a minimum lot size requirement?

No, there are no minimum lot area requirements in the C-1 zone.

What are the minimum setback requirements?

Front 15'
Side None
Rear None
Street side 15'

Example illustration of setbacks for a C-1 zoned lot:



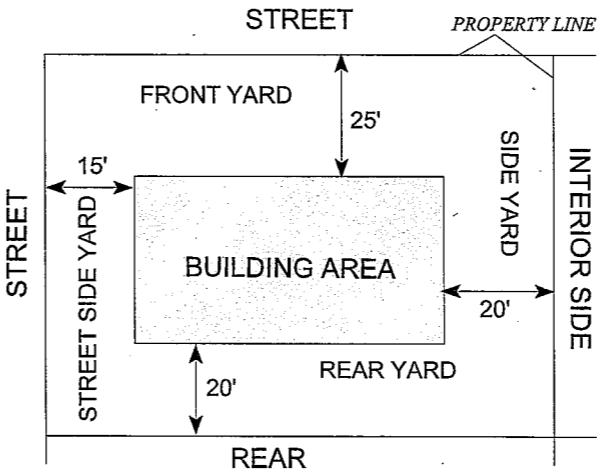
Lots in C-1 zones that abut or are across the street

from a residential zone must comply with the following minimum yard requirements:

*Front 25'
*Side 20'
*Rear 20'
*Street side.....15'

*Plus 1' for each foot a building exceeds 20' in height. A 6' high masonry wall is required along the property line (8' high wall is permitted next to residential if both parties agree).

Example of setbacks for a lot zoned C-1 that abuts a residential zone:



What are the height requirements for buildings?

The maximum building height in the C-1 zone is 35' (measured from the the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point of the roof edge, wall parapet, mansard, or other point directly above that grade).

Note:

Towers, spires, elevator and mechanical penthouses, cupolas, similar structures and necessary mechanical appurtenances which are not used for human activity or storage may be higher than the maximum height noted. Please contact the Planning

Department for further questions.

How much of my lot can I cover with buildings?

The maximum building coverage, including any type of accessory buildings, is 50%.

What are the requirements for buildings located in a parking assessment district?

The Floor Area Ratio (FAR) for new buildings or expansions of gross floor area of existing buildings must not exceed .60.

In the event a building or buildings that exceed a FAR of .60 within the C-1 zone are destroyed involuntarily, reconstruction to the amount of prior floor area shall be allowed.

Other requirements?

If the subject property is located along Los Gatos Boulevard, please reference the "Los Gatos Boulevard Plan and Design Standards," available at the Planning Department.

- All formula retail stores greater that 6000 sq ft require a conditional use permit.

For other information on topics such as parking, public improvement and architectural requirements, you may contact the Planning Department:

Town of Los Gatos
Community Development Department
110 East Main Street
Los Gatos, CA 95031
(408) 354-6874

www.losgatosca.gov